

ITEM#: _____
FISCAL IMPACT: _____
FUNDING SOURCE: _____
ACCOUNT #: _____
BUDGET OPENING REQ'D

ISSUE:

PUD-1-2009 – Harker's Landing – Phase 1

SYNOPSIS:

Applicant: Holmes Homes
Proposal: Final Plat Approval
Location: 2560 South Anna Caroline Drive
Zoning: RM

BACKGROUND:

Bart Sharp, representing Holmes Homes, is requesting final plat approval for the first phase in the Harker's Landing PUD. This phase of the project is bordered on the north by the Riter Canal, and the east by Anna Caroline Drive. Property to the south and west will be platted at a later date.

The Harker's Landing PUD will be a residential community consisting of 138 units on 13.8 acres. This equates to an overall density of 10 units per acre. During the rezone of this property, a development agreement was reviewed and approved by the Planning Commission and City Council. Said agreement has been recorded and will be used to guide development of this community.

The site has been designed with alley loaded units. Units designated as A, B & C will be front loaded while units E, F, & G will be rear loaded. The developer has been careful to design the portion of this project adjacent to Anna Caroline with units fronting the dedicated street. This will create a more pleasing street scene and will be consistent with what the City required for town home developments in Highbury.

The first phase of this project will consist of 11 units on 1.13 acres. Buildings will consist of 100% masonry products. The architectural style has been labeled as contemporary by the developer. Therefore, building materials will consist of stucco with vertical and horizontal hardi-board. Stone will be added as an additional material. Other masonry products may be used as accents where determined appropriate.

Staff has evaluated this project in regards to the multiple family design standards. The project exceeds standards outlined for pedestrian access and circulation, architecture, building materials, and amenities.

Each building will have units of varying square footage. Within each building, at least one of the end units will have a master bedroom on the main level. Unit sizes range from 1243 square feet to 1633 square feet. The average dwelling size within the project will be approximately 1504 square feet. All units will have either a courtyard or patio depending upon the unit type.

Access for this development will be gained from Anna Caroline Drive. Anna Caroline Drive was dedicated as part of the West Valley Pavilion Subdivision to the east. The developer of that subdivision, which includes the Winco property, has completed the improvements which allows development of this site to now occur. The north access point of this development will align with the supply access to the Winco property to the east. Internal access will be provided via a private street system. The cross section will provide curb and gutter, a sidewalk on the interior side and 20 feet of pavement.

During the approval process for the West Valley Pavilion Subdivision, consideration was given to the Cross Town Trail system. A 10-foot sidewalk has been installed along Parkway Avenue which then turns north on Anna Caroline Drive. This walk extends across the entire development and will eventually end up on the north side of the Riter Canal. From that point, it will turn west to continue the trail system.

Overall, this project consists of 51% open space or 6.98 acres. 3.04 acres, or 22% of the open space will be for active use. In future phases, the developer is proposing a club house, pool, hot tub, walking paths and tot lot. The developer has yet to finalize the amenity package for the overall development but will do so as future phases are submitted.

The density proposed for this project will require the property owner and/or developer to participate in the TDR program. As specified in the development agreement, the property owner will need to resolve this issue as part of the subdivision process. Staff will be coordinating this matter as this development moves forward. A resolution to the TDR requirement will need to be satisfied prior to plat recordation.

The project will be managed by a professional management company. The development agreement addresses this issue and will necessitate the involvement of the developer, HOA, and staff before the project is transferred. This will help reduce the amount of problems that seem to be typical when a project of this size is turned over to an uneducated Home Owner's Association.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman, Current Planning Manager